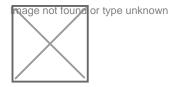


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 2116 14 STREET NW FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Calgary, Alberta

Listing ID:

29820

MLS ID: A2202528

\$1,490,000



ALLEN TIAN

(403) 291-4440

□ CIR Realty

**403-291-4440** 

2116 14 Street NW, Calgary, Alberta T2M 3N5

**Transaction Type** 

For Sale

Subdivision

Capitol Hill

**Property Type** 

Commercial

Building Area (Sq. Ft.)

6675.00

Lot Size (Acres)

0.12

Reports

Floor Plans, RPR

**Days On Market** 

168

**Building Type** 

Commercial Mix,Free-Standing,Low Rise (2-4 stories),Mixed Use,Retail

**Property Sub Type** 

Retail

**Building Area (Sq. M.)** 

620.12

Inclusions

Non

Zoning C-COR2

Structure Type

Mixed Use

Legal Plan

3150P

Lot Size (Sq. Ft.)

5040

Restrictions

None Known

This Commercial-Corridor 2 (C-COR2) zoned property presents a prime investment opportunity in Capitol Hill, strategically positioned along 14th Street and Highway 1 (16th Ave). Situated on a 5,000+ sq. ft. lot, the 4,600+ sq. ft. building, plus a 2,300 sq. ft. basement, accommodates a diverse tenant mix, including a liquor store, music school, coffee machine shop, and hair salon, providing a stable income stream with a 2025 city assessment of \$1.46 M. The property features eight dedicated parking stalls and underwent electrical upgrades in 2022. With significant redevelopment potential, including the possibility of rezoning for a taller mixed-use development, this high-exposure, high-traffic location offers a compelling opportunity for investors seeking both immediate returns and long-term appreciation. Please don't approach the tenants.

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